

LANDMARKS COMMISSION

Monday, November 23, 2009 - MINUTES – Regular Session

Call to Order: Time In: 6:59 p.m.

The Landmarks Commission of the Village of Canal Winchester met on the above date at the Municipal Building for its November 2009 regular meeting and was called to order by Mrs. Deeds.

Roll Call

Present: Mr. Abbott, Mrs. Deeds, Mr. Lynch, Mr. Messerly, Mr. Murphy, Mr. Note and Mr. Rumora.

Approval of Minutes

Mr. Rumora made a motion to approve the minutes of the September 28, 2009 regular meeting. Mr. Abbott seconded the motion.

VOTE: AYES: Abbott, Deeds, Lynch, Messerly, Murphy and Rumora

NAYS:

ABSTAIN: Note

Motion Carried

Pending Cases

Item 1. #CA-09-20 Property Owner/Applicant Glenn Ferrone requested approval to replace four 1st floor side windows to match the three front windows previously approved under CA-08-11. Mr. Ferrone was present. Mr. Ferrone stated the new windows would be the same as approved in 2008. Mr. Abbott made a motion to approve Application #CA-09-20 as presented. Mr. Rumora seconded the motion.

VOTE: AYES: Abbott, Deeds, Lynch, Messerly, Murphy, Note and Rumora

NAYS:

Motion Carried

Item 2. #CA-09-21 Property Owners/Applicants Michael and Kathryn Green requested approval to a) replace a stone step with a concrete step and addition of a handrail to match 15 East Waterloo Street, and b) to replace a twin picture window with either wood mulled unit or vinyl mulled unit. Michael Green was present to present this application and answer questions from the Commission. It was suggested that the sandstone block be moved to the side of the Dollhouse to retain the historic aesthetic but not to be used as an actual step into the building. Mrs. Deeds passed to the Commission information on the building that was provided to her. Mr. Lynch asked about options to replace the step with a new sandstone step if the rise can be matched. That would maintain the original material look. Mr. Lynch offered his assistance to help the Applicants locate a sandstone step.

Mr. Abbott asked about the existing window. Mr. Green stated it does not have any sashes. The Commission discussed the requests of using either a wood mulled unit or a vinyl mulled unit.

Mr. Abbott made a motion to approve Application #CA-09-21 with the following conditions: 1) the material of the new step to remain sandstone; 2) the handrail to match that at 15 East Waterloo Street; and 3) the window replacement to be vinyl mulled unit. Mr. Lynch seconded the motion.

VOTE: AYES: Abbott, Deeds, Lynch, Messerly, Murphy, Note and Rumora
NAYS:
Motion Carried

Mr. Note made a motion to amend tonight's agenda by adding Application #CA-09-22. Mr. Messerly seconded the motion.

VOTE: AYES: Abbott, Deeds, Lynch, Messerly, Murphy, Note and Rumora
NAYS:
Motion Carried

Item 3. #CA-09-22 Property Owner/Applicant Bob Patrella requested approval to demolish the various buildings at the former Davis Paint site at 45 East Waterloo Street. Several colored photos of the buildings were passed around to the Commission members. Mr. Patrella, President of the Guernsey Bank, presented this application and answered questions from the Commission. Mr. Patrella stated the intent is to demolish the buildings to ground level. Several buildings were constructed on a concrete slab. He intends to leave the slabs. The demolition would be conducted so that the buildings would fall inward.

Mr. Murphy asked if there was any historical value of the buildings. Mr. Patrella said in his opinion there is no historic value. The buildings are not usable. Mr. Murphy asked about getting an opinion from the Ohio Historic Preservation Office on the value of the buildings.

There was further discussion on the demolition and how the site would be left after the demolition. The Commission was concerned that the following items from Page 58 (Demolition Considerations) of the Preservation Guidelines were not included in the application: written evaluation of the building's condition by an architect, statement of needs outlining the reasons for demolition, written evaluation of alternatives to demolition, architectural plans for the building site, and a written statement of intention to build.

Mr. Patrella informed the Commission that the bank has no intentions of redeveloping the site. It is looking to sell the property to a buyer who will redevelop the site. If the Commission is requesting plans for redeveloping the site then perhaps this is a waste of everyone's time. The Commission talked about viewing the buildings to assess their current condition. Mr. Patrella suggested meeting on Wednesday, December 2, 2009 at 11 a.m. at the East Waterloo Street entrance to view the existing buildings. That time and date was agreed to by the Commission. Mr. Neimayer agreed to contact OHPO to see if an OHPO representative could also attend this site visit. Mr. Patrella will bring Dave Jones, an architect, to the site visit. He also advised everyone to bring their own flashlight.

Mr. Note made a motion to table Application #CA-09-22 to the December 28, 2009 meeting. Mr. Messerly seconded the motion.

VOTE: AYES: Abbott, Deeds, Lynch, Messerly, Murphy, Note and Rumora
NAYS:
Motion Carried

Old Town Committee Report Mr. Note reported on the November 9, 2009 meeting. The following items were discussed: 1) update on the Interurban Building; 2) update to the Preservation Guidelines; 3) discussion on murals in downtown; 4) update on window replacement at Town Hall.

Old Business – None.

New Business – None.

Adjournment

Mr. Murphy made a motion to adjourn. Mr. Abbott seconded the motion.

VOTE: AYES: Abbott, Deeds, Lynch, Messerly, Murphy, Note and Rumora
 NAYS:
 Motion Carried

Time out: 7:59 p.m.

Beth Deeds, Chairperson

Date

NOTE: The minutes set forth herein are an extract of the Landmarks Commission meeting. Anyone desiring a transcript of the complete minutes of the Landmarks Commission meeting may obtain the same at a cost of \$10.00 per page.